

PRODUCER SUMMARY

COVERAGE AVAILABLE —

Homeowners - Maximum \$200,000 limit on dwelling

Eligible

- A one or two family residence only.
- The principal residence of the applicant/owner (*applicant/owner eats and sleeps in this home daily).
*If your customer purchases a new home and has a definite move-in date within two weeks of the coverage effective date, a Homeowner policy can be issued. Please provide this information on the application.
- The Dwelling must have a market value of around \$200,000 or less (Dwelling only - not including lot or other structures)
- Can be a mobile home at a permanent location that meets the above requirements.

If occupancy is going to be delayed more than two weeks due to repairs or rehab, apply to the Dwelling Property program. You can request cancellation of the Dwelling Property policy and re-apply for the Homeowner policy when the home is occupied.

Occupancies that are not eligible:

Renters, condominium unit-owners, seasonal dwellings, second homes, builder's risk (dwellings under construction), three or four family dwellings, and vacant or unoccupied residences undergoing rehabilitation are not eligible for the Homeowner program. For these occupancies you must apply to our Dwelling Property Program.

Active farms are not eligible.

Dwelling Property - Maximum \$200,000 limit on dwelling

Eligible

- A one to four family residence either owner or non-owner occupied. (Occupied means the residence has people eating and sleeping in at least 50% of the living units daily).
- Consider using this program if the Plan should decline a Homeowner program risk due to liability hazards.
- Vacant or unoccupied residences undergoing active rehabilitation.
- Seasonal dwellings or secondary homes.
- Dwelling Under Construction or Builder's Risk (provide copy of construction contract indicating final cost with application and advise if the completed home will or will not be occupied by the owner/applicant).
- The Dwelling must have a market value of around \$200,000 or less (Dwelling only - not including lot or other structures)
- Renter's personal property.
- Condominium unit-owners including personal property.
- Mobile Homes on a permanent foundation.

Active farms are not eligible for coverage.

A one or two family owner occupied principal residence may be eligible for the [Homeowner program](#).

Commercial Property - Maximum limit on building and contents is \$500,000

Eligible

- Commercial Buildings - Occupied (commercial venture operating in building on a daily basis).
- Commercial Buildings - Vacant or unoccupied undergoing active rehabilitation.
- Business Personal Property - For tenants operating a business in a commercial building.
- The combined value of the Building and Business Personal Property to be insured must have an Actual Cash Value of around \$500,000 or less.

Rehabilitation Property - Dwelling or Commercial Property policy if property is vacant and work is in progress

INELIGIBLE PROPERTY

- Properties classified as manufacturing or farms.
- One to four family non-owner occupied residential properties must apply for the Dwelling Property Program. Residential properties with five or more living units should use the Commercial Property program.

FAIR PLAN UNDERWRITING STANDARDS

The FAIR Plan is an insurance industry funded full service insurance company designed to provide basic and affordable property insurance for qualified properties when coverage is not available through the standard market for reasons beyond the property owner's control.

- Properties must meet reasonable underwriting requirements, including satisfactory housekeeping and maintenance.
- All properties are surveyed to confirm that underwriting requirements are met. An unsatisfactory survey can lead to coverage being denied or canceled.
- The applicant must not have had excess losses within their control. The FAIR Plan generally does not decline properties affected by acts of nature losses; however, coverage may be reduced and/or deductibles increased.
- An exclusionary endorsement may be used to exclude unacceptable hazards.

PREMIUM ESTIMATE

To obtain a premium estimate for Homeowners or Dwelling Property, visit FAIR Plan's website www.wisinsplan.com.

Rehab properties in the Dwelling Program are rated as non-owner occupied.

IMMEDIATE COVERAGE UNDER OWNER OCCUPIED DWELLING PROPERTY AND HOMEOWNERS PROGRAMS

If **ALL** of the following is received for an owner occupied property and all eligibility requirements are met, coverage can go into effect at 12:01 AM the day following FAIR Plan receipt of payment or a future date. **Incomplete applications will be returned with no coverage in force.**

Coverage will never begin earlier than the day after both a proper submission with deposit is received in the Plan's office and the risk is deemed acceptable by the Plan for coverage to begin. Coverage never is backdated. Coverage never begins until the Plan deems the risk acceptable. Coverage never begins without money.

Upon receipt of completed and signed applications, the FAIR Plan will survey the property. If the risk is found acceptable, a premium quotation will be issued. Coverage can go into effect at 12:01 AM the day following FAIR Plan receipt of the premium, or a future date.

ENDORSEMENT REQUESTS

Endorsements may be requested by fax (414.291.5365), by mail or e-mail.

LOSS NOTICES

Losses may be reported to the FAIR Plan on the FAIR Plan's website, by telephone, by fax (414.291-5365), or by mail.

CONTACTING THE FAIR PLAN

Send payments & new applications to:	Wisconsin Insurance Plan 600 West Virginia Street, Suite 101 Milwaukee, WI 53204-1552
Send all other correspondence to:	Wisconsin Insurance Plan 600 West Virginia Street, Suite 101 Milwaukee, WI 53204-1552
Telephone:	414.291.5353
Fax:	414.291.5365
Email:	planmanager@wisinsplan.com
Website:	www.wisinsplan.com

DELIVERIES AND OVERNIGHT LETTERS:

Wisconsin Insurance Plan
600 West Virginia Street, Suite 101
Milwaukee, WI 53204-1552

PAYMENT OPTIONS

The Plan offers either a Paid-In Full or 5 installment option. The 5 installment plan allows only the insured to pay 20% down and the balance is billed in 4 installments approximately 55 days apart. This is not available to mortgage companies.

CANCELLATION REQUEST

A cancellation request form is available on the website. It must be signed by all insureds and by the producer. It may be emailed, mailed or faxed (414.291-5365)

PRODUCER REGISTRATION

Any licensed producer is eligible to write business with the FAIR Plan. Register through the FAIR Plan's website.

PRODUCERS DO NOT HAVE BINDING AUTHORITY.

COMMISSION RATES

Commissions are 10% of the policy premium. They are paid the month after the policy is issued. For example, if a policy was issued in January, the commission for that policy will be paid in February. Commission checks are mailed early in the month.

WEBSITE (www.wisinsplan.com)

The FAIR Plan's website can be accessed to:

- Obtain FAIR Plan personal lines premium estimates
 - Complete WIP applications for Homeowners and Dwelling Property Insurance
 - Download forms:
 - Producer Summary
 - WIP Application for Commercial Insurance
 - WIP Applications for Homeowners and Dwelling Property
 - Report losses
 - Email photos
 - Email follow-up inquiries
 - Obtain contact information
- ✓ The **Wisconsin Insurance Plan** is available to answer your questions from **8:00 AM** until **4:00 PM**. (Summer Hours Apply)

This information is only a general summary of the coverages offered by the **WISCONSIN INSURANCE PLAN**. Legal rights are determined by the insurance policy and the Wisconsin Insurance Code, not by this summary.